

CERTIFICATE OF APPROPRIATENESS

Application Date: August 14, 2014

Applicant: Rit Johnson Ridgewater Homes for Palmetto Promise Ventures, owner

Property: 1610 Cortlandt Street, tract 15A and 16A, block 115, Houston Heights Subdivision. The property includes a 3,989 square foot residence situated on an 8,246 square foot (62' x 133') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1920, located in the Houston Heights Historic District East. A two story rear and side addition has been added to this house since Houston Heights East was designated as a Historic District.

Proposal: Alteration – Revisions related to exceeding the scope of work for a COA for an addition that was granted September 5, 2013 by Planning Commission Appeal. The applicant made the following deviations from their approved scope of work during construction:

- Replaced existing 1 over 1 windows with new wood 4 over 1 windows. The new windows are surrounded by larger cementitious trim with wood headers. Photos provided by the applicant and the City's Structural Inspector indicate that the previously existing windows were non-original metal replacement windows.
- Removed the original house's structural shiplap wall material.
- Removed all of the historic 117 wood siding and resided the house with new 117 siding and salvaged portions of the previous siding.

See enclosed application materials and detailed project description on p. 3-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

1610 CORTLANDT TIMELINE

7/23/13

Application submitted for a COA to construct a 2 story addition to a 1 story house.

8/14/13

COA denied by HAHC.

9/5/13

COA approved via Planning Commission Appeal.

5/6/14

Inspector visited the site and photographed the interior during construction. The Inspector's photos showed that the house's siding, structural shiplap, and three existing windows had been removed by this time. Photos also show that 3 of the 6 windows replaced were metal, non-original windows.

6/13/14

During an inspection, the Inspector noted that all of the 1 over 1 wood windows labeled "existing to remain" on plan drawings had been replaced with new 4 over 1 wood windows. Pictures taken of the windows indicated that siding had also been removed (this was confirmed by the Inspector on 6/17 and a staff site visit on 7/21).

6/16/14

Builder and applicant (Rit Johnson) told staff that the previously existing windows were labeled as historic material in the COA in error and that they were actually non original metal windows. Staff advised the applicant to apply for a COA for the changes.

7/21/14 – Site Visit

Staff found the addition as constructed exceeded the approved scope as follows:

- Windows labeled "existing to remain" were removed and replaced.
- Siding had been largely removed and replaced with new material. The builder did salvage a portion of the historic siding and re-installed it alongside the new siding.
- Staff did not discover the removed shiplap at this time because drywall had been installed.

Staff advised the applicant to submit a COA application for the exceeded scope of work.

8/14/14 – Applicant submits COA application materials.

8/18/14 – 611 Walker: Meeting between applicant, the Structural Inspector, and HPO staff to discuss bringing the project into compliance. Applicant said they removed the windows and portions of the siding because they were believed to not be original. The applicant said what was left of the original siding became damaged as they installed the windows and framing. They had to dispose of most of it. Staff requested evidence (for example: old photos) in order to verify that the windows were not original and that the siding was too damaged to be retained.

Staff informed Mr. Johnson that the application submitted on 8/14/14 was not complete, and that the following was still needed:

- Written description of the exceeded scope
- A window schedule

8/19/14 – Applicant submitted a written description and general window specifications. In reviewing the Inspector photos from 5/6/14, staff discovers that the house's historic structural shiplap was also removed without approval.

9/9/14 – Staff again advised applicant the application was incomplete, and the following was still needed for a complete application:

- Detailed window schedule
- Revised written description to include shiplap removal

9/10/14 – Sent reminder email and phone call regarding the need for a complete application.

9/11/14 – Applicant emailed all necessary application materials.

DRAFT



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



PHOTO OF THE RESIDENCE BEFORE WORK BEGAN



PHOTO OF THE RESIDENCE DURING CONSTRUCTION



NORTH SIDE ELEVATION

APPROVED BY PLANNING COMMISSION ON APPEAL – 9/5/13



NEW SIDING AND 4 OVER 1 WINDOWS INSTALLED



4 over 1 windows used instead of 1 over 1

Salvaged historic 117 siding (painted grey) installed alongside new siding. . Applicant asserts that the siding towards the front of the house was from an earlier alteration to enclose the front porch.

SOUTH SIDE ELEVATION

APPROVED BY PLANNING COMMISSION ON APPEAL – 9/5/13



NEW SIDING AND 4 OVER 1 WINDOWS INSTALLED



APPLICANT SUBMITTED PHOTO OF THE NORTH ELEVATION PRIOR TO CONSTRUCTION



STAFF SITE VISIT PHOTO 7/21/14



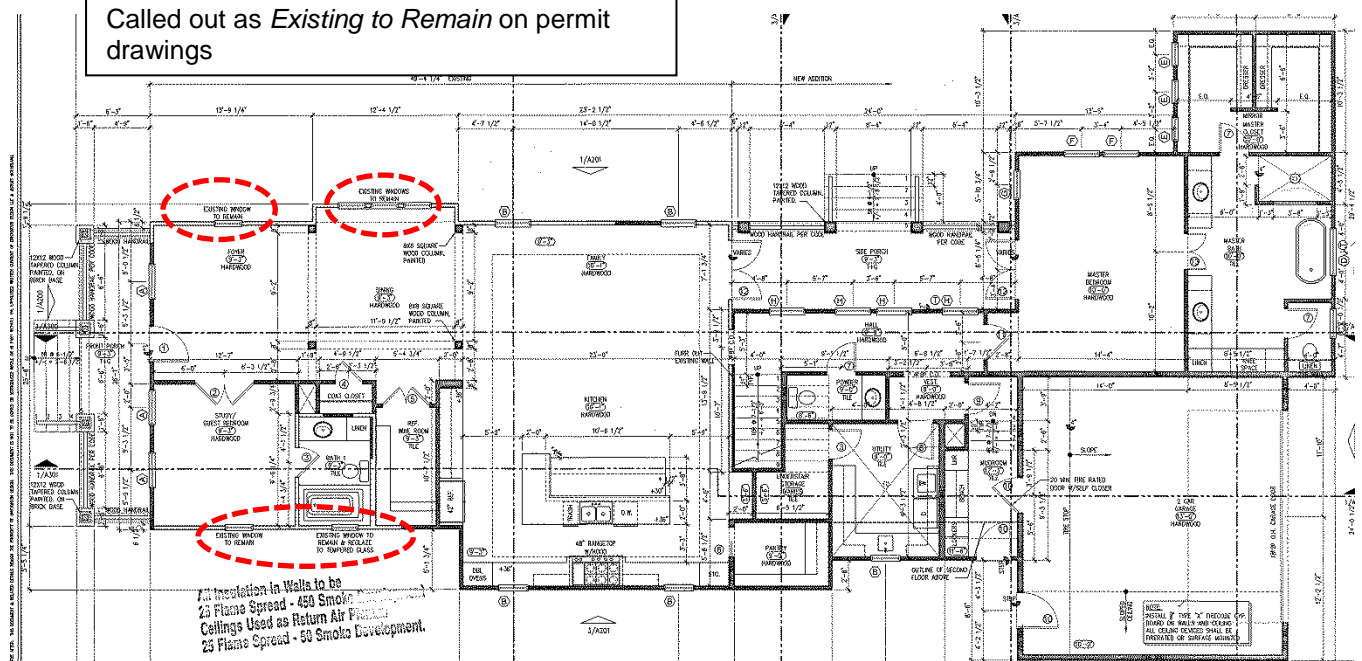
Wood header above new cementitious window trim.



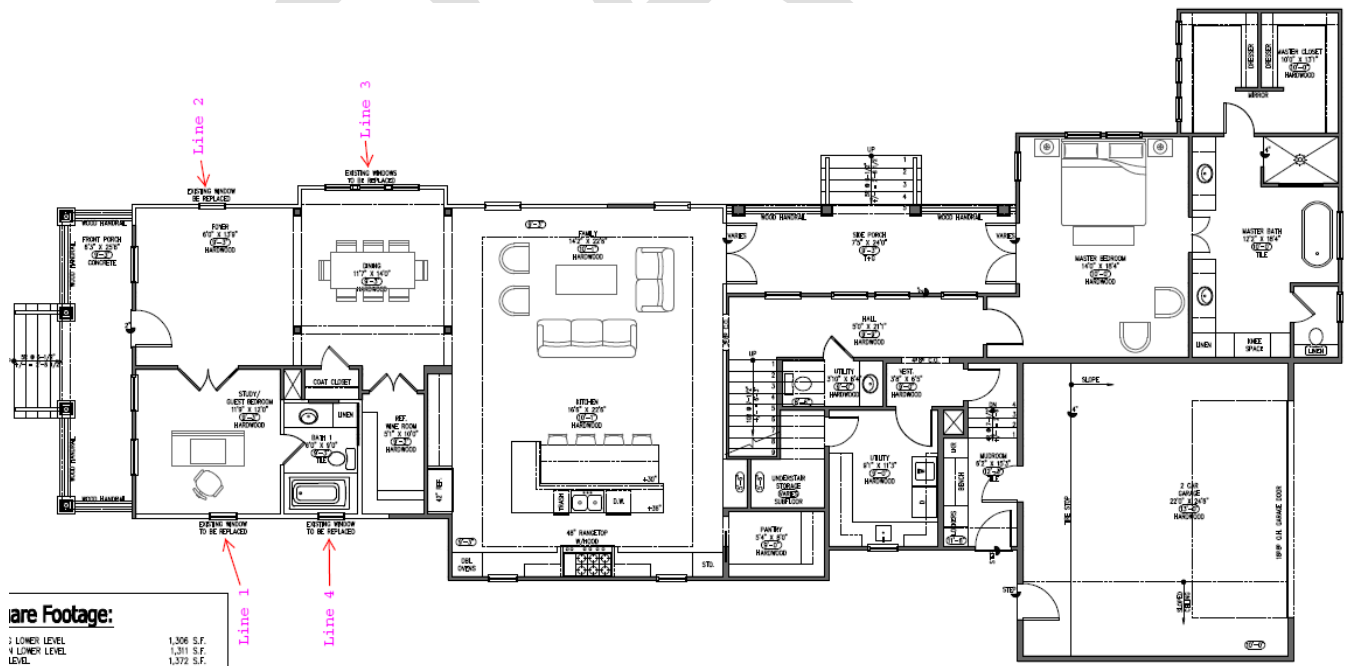
FIRST FLOOR PLAN

APPROVED BY PLANNING COMMISSION ON APPEAL - 9/5/13

Called out as *Existing to Remain* on permit drawings



NEW 4 OVER 1 WINDOWS INSTALLED



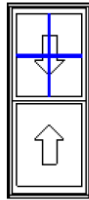
WINDOW SCHEDULE**WINDOW 1 – FACING SOUTH SIDE PROPERTY LINE****Line-1**

Study / guest - right elevation

EWD2968

Rough Opening: 30 1/8 X 68 3/4

Frame Size : 29 3/8 X 68



Viewed from Exterior. Scale: 1/4" = 1'

Siteline EX Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Natural Interior,
 No Exterior Trim, No Sill Nosing,
 4 9/16 Jamb,

Standard Double Hung, White Jambliner,
 White Hardware,

No Screen,

US National-WDMA PG 35,

Insulated Low-E Tempered Glass, Argon Filled, CA Urban Fire Code
 Label,

7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
 SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 2 Wide 2
 High Top

GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units
 Without Trim Have No Method for Attachment. Clear

Opening:25.825w, 30.332h, 5.439 sf

U-Factor: 0.31, SHGC: 0.28, VLT: 0.53, Energy Rating: 17.00, CPD:

JEL-N-712-02956-00001

PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW

COMMENTS: Glass is tempered due to location in shower

Quoted frame size 29 3/8 x 68, existing frame size is 30 x 68 3/4

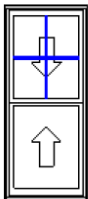
WINDOW 2 – FACING NORTH SIDE PROPERTY LINE**Line-2**

Foyer- left elevation

EWD2968

Rough Opening: 30 1/8 X 68 3/4

Frame Size : 29 3/8 X 68



Viewed from Exterior. Scale: 1/4" = 1'

Siteline EX Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Natural Interior,
 No Exterior Trim, No Sill Nosing,

4 9/16 Jamb,

Standard Double Hung, White Jambliner,

White Hardware,

No Screen,

US National-WDMA PG 35,

Insulated Low-E Tempered Glass, Argon Filled, CA Urban Fire Code
 Label,

7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
 SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 2 Wide 2
 High Top

GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units
 Without Trim Have No Method for Attachment. Clear

Opening:25.825w, 30.332h, 5.439 sf

U-Factor: 0.31, SHGC: 0.28, VLT: 0.53, Energy Rating: 17.00, CPD:

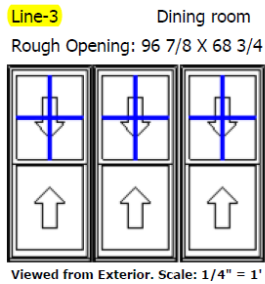
JEL-N-712-02956-00001

PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW

COMMENTS: Glass is tempered due to location in shower

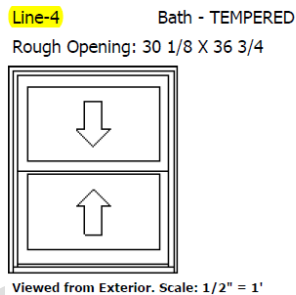
Quoted frame size 29 3/8 x 68, existing frame size is 30 x 68 3/4

WINDOW 3 – FACING NORTH SIDE PROPERTY LINE



Main Line Item
Frame Size : 96 1/8 X 68
Siteline EX Wood Mull Auralast Pine, Double Hung Product,
Primed Exterior,
Natural Interior,
No Exterior Trim, No Sill Nosing,
3 Wide
1 High,
Solid Spread Mull,
4 9/16 Jamb,
US National-WDMA DP 35,
Insulated Low-E Annealed Glass, Argon Filled,
This mull configuration complies with AAMA 450 standards and is
professional engineer-approved. **Any Screens For Wood Double
Hung/Slide-By Units Within a Mull Without Trim Have No Method for
Attachment.
Vertical Spread Mull 2 Vertical Spreads, 4" Wide,
PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW
COMMENTS: Quoted frame size is 96 1/8 x 68, existing frame size is
97 1/2 x 68 3/4.
The existing triple mull unit has 5" spread mulls between each unit.
I have quoted this unit with standard 4" spread mulls

Window 4 – FACING SOUTH SIDE PROPERTY LINE



EWD2936
Frame Size : 29 3/8 X 36
Siteline EX Wood Double Hung, Auralast Pine,
Primed Exterior,
Natural Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb,
Standard Double Hung, White Jambliner,
White Hardware,
No Screen,
US National-WDMA PG 35,
Insulated Low-E Tempered Glass, Argon Filled, CA Urban Fire Code
Label,
GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units
Without Trim Have No Method for Attachment. Clear
Opening:25.825w, 14.332h, 2.57 sf
U-Factor: 0.31, SHGC: 0.27, VLT: 0.50, Energy Rating: 17.00, CPD:
JEL-N-712-02228-00001
PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW
COMMENTS: Glass is tempered due to location in shower
Quoted frame size 29 3/8 x 36, existing frame size is 30 x 36.

PHOTO OF EXISTING WINDOWS DURING CONSTRUCTION TAKEN 5/6/14

THESE APPEAR TO BE NON-ORIGINAL METAL WINDOWS



INSPECTOR PHOTOS OF MISSING SHIPLAP TAKEN 5/6/14



APPLICANT SUBMITTED PHOTOS OF THE PREVIOUS WINDOWS



DETAIL PHOTOS OF PREVIOUS WINDOWS



REVISION DETAILS

Windows/Doors: The applicant was approved to retain six existing 1 over 1 windows on the historic portion of the existing house. The applicant has since replaced these windows with five new 4 over 1 wood windows and one 1 over 1 wood window. Photos provided by the Structural Inspector and the applicant indicate that these windows were non-original metal sash windows.

Exterior Materials: The applicant was approved to retain the historic 117 siding while constructing a two story side and rear addition. The applicant removed all of the house's existing siding and replaced it with new siding. Small portions of the previous siding were salvaged and installed alongside the new siding.

The applicant asserts that a portion of the siding was not original, and was part of an earlier alteration that enclosed the front porch. The applicant also states that a substantial portion of the previous siding had to be removed in order to repair and replace deteriorated wall and floor framing. Most of this siding was damaged while being removed. The siding that could be salvaged was installed on the house alongside new matching siding.

Photos from a site inspection performed on May 6, 2014 show that the applicant removed the house's structural shiplap. The applicant asserts that the structural wall material was heavily deteriorated and needed to be replaced. The applicant replaced the shiplap with plywood.

SCOPE OF WORK APPROVED IN SEPTEMBER 5, 2013 BY PLANNING COMMISSION APPEAL

TYPE OF APPROVAL REQUESTED: Alteration – Addition and porch alteration on a contributing house

The applicant proposes to construct a two story addition at the rear and both sides of a one story house. This will necessitate the loss of approximately the rear ¾ of the existing home and approximately the rear 1/3 of the original home. The applicant also seeks to replace the house's open front porch, which was converted into an enclosed sunroom sometime after 1951.

Project Details:

- *Shape / Mass: The existing house measures 26' by 80' deep and features a roof ridge height of 21'. Of the existing house's depth, approximately the front 56' appears to be the original house (see attached Sanborn images). The applicant proposes to construct a two story rear addition to the rear and south side of the existing home. This will necessitate removing the house's rear addition and approximately the rear 1/3 of the original house's south wall. This addition will feature a varying width, with much of the mass located toward the rear of the property. At its widest point, it will measure 54' wide and at its tallest point it will measure 29' tall. After factoring in the space on the existing house to be removed, the finished house will have an overall depth of 107' and 3,989 square feet of living space.*

The house's front porch was enclosed at some point after 1951. The applicant proposes to restore the open front porch by removing the enclosure and installing a new recessed exterior wall. Sanborn map records show that the house used to feature a full width covered front porch.

- *Setbacks: The existing house features a front setback of 20', a south side setback of 12' and a north side setback of 21'. The addition will encroach to within 2' on the south and 6' on the north. The applicant has been advised that the south setback violates the city's ordinance regarding side setbacks. The proposed addition will not impact the front setback.*
- *Roof: The existing home features a pitched front open gable roof with an 8:12 pitch. The addition will feature multiple hipped roofs with a 6:12 pitch. The existing home features closed soffits pitched at a slope matching the roof. The addition will feature flat closed soffits.*
- *Exterior Materials: The existing home's 117 wood siding will remain intact, with the exception of the areas that need to be removed to incorporate the addition. The proposed addition will feature horizontal lap cementitious siding with a 4" reveal.*

- *Window / Doors:* The portion of the existing home proposed to remain intact will retain its one over one wood windows. A non-original metal and glass bay window on the enclosed front porch will be removed as part of the proposed restoration of the open porch. The new front wall behind the proposed front porch will feature 3 four over one double hung wood windows and a three lite wood door. The addition will feature a combination of wood double hung one over one windows and wood casement windows. See window schedule for window specifications.
- *Foundation:* The existing house is situated on a 3' tall pier and beam foundation. The addition will feature a matching foundation with the exception of the garage, which will be built over a concrete slab.

Elevation Details:

- *West Elevation (front facing Cortlandt Street):* The existing home's enclosed front porch will be removed and replaced with an open front porch under the house's existing front open gable. The porch will be supported by new tapered columns atop brick piers. The porch will be accessed by a set of wood steps flanked by a pair of brick piers. The new recessed wall behind the porch will feature 3 four over one wood double hung windows and a three lite craftsman style door. The rear addition will be visible from over the top of the existing house and to each side.
- *North Elevation (facing side property line):* The proposed remaining portion of the existing home's siding and windows will remain intact on the north elevation. The addition will begin approximately behind a side bump out, necessitating removal of the existing house from that point to the rear property line. The first floor will feature a side porch with columns and railings similar to those on the proposed new front porch. The first floor will also feature 6 double hung windows and two casement windows. The second floor will feature 4 double hung windows and two sliding windows.
- *South Elevation (facing side property line):* The removal of the house's enclosed porch will include the removal of a double hung window facing the south. The other two windows on what is proposed to remain of the existing house will stay intact. The addition will begin approximately the location of the house's existing first bedroom (see "Bedroom 1" on existing floor plan drawing) and continue towards the rear property line. The first floor of the addition will feature 3 double hung windows and a side door. The garage will be located just to the right of this door and will be accessed by way of a rear alleyway. The second floor of the house will feature 5 double hung windows, and four casement windows, all of varying size.